COMPREHENSIVE ZONING CODE UPDATE

DEVELOPMENT AND DESIGN STANDARDS

This workshop focuses on new development standards under consideration for parking in residential neighborhoods as well as multi-family residential and commercial development, open space for residential and mixed-use projects, and new design standards for new multi-family residential projects.

What We Have Heard To Date

From spring to fall 2024, the City conducted interviews and hosted workshops to hear from residents, business owners, developers, and other stakeholders about issues of concern. Key themes included:

- Addressing parking problems in neighborhoods.

- Right-sizing parking regulations for multi-family housing, which are too restrictive for residential development.

- Adjusting parking requirements for commercial shopping centers, which are too restrictive, making it difficult to lease tenant spaces.

- Developing open space for the public.

- Creating flexibility in open space standards for residential projects, which is too restrictive for residential development.

- Allowing taller signs to increase visibility in key corridors.

- Having a good, thorough, and consistent design review process for proposed projects.

Terms to Know

General Plan: A comprehensive, long-term blueprint for the City's development, outlining its vision for the future and guiding land use, infrastructure, and other key aspects of the community

Residential: Housing, encompassing various types of dwellings like single-family homes, duplexes, town homes, apartments, and condominiums

Mixed-use Development: A development that incorporates multiple, compatible uses within a single project or district, such as residential, commercial, retail, and office spaces

Objective Design Standards (ODS): Clear, measurable, and enforceable design requirements for residential and mixed-use projects that involve no personal or subjective judgment by public officials in their implementation

General Plan Policy Foundation

The City adopted a new General Plan in 2022 that establishes land use policies implemented through the Zoning Code. The following policy topics are relevant for today's discussion.

- Implementing a flexible menu of options to efficiently coordinate the response to parking demands

- Encouraging private recreation space in areas that are park deficient

- Ensuring the size, form, and shape of new development harmonizes with existing development

- Ensuring all development features quality design

What We Would Like To Hear From You

Do the following proposed zoning tools address stakeholders concerns and support General Plan Policies? What other ideas do you have?

- Reduce parking standards for multi-family residential projects and increase flexibility of parking requirements for commercial projects to reflect best practices throughout Orange County.

- Modify landscaping and lot coverage standards in residential neighborhoods to increase area for off-street parking.

- For multi-family residential projects, offer incentives for developers to create publicly accessible open space (e.g. reduction in parking requirement, reduction in open space requirement).

- Incorporate objective design standards for materials, transitions between mixed-use and residential areas, and other characteristics to preserve residential neighborhoods while promoting development in focus areas.

You can share during the discussion and/or write your thoughts on the reverse side (and turn this in to City staff).

Additional Feedback

Do you support modifying landscaping and lot coverage requirements to increase off-street parking in single-family neighborhoods? If not, how might off-street parking in single-family neighborhoods be addressed?

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Should we require less open space and parking in exchange for publicly accessible open space in multi-family residential communities?

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Do current sign regulations address signage needs of businesses? If not, what ideas should be considered?

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What concerns you about the look, feel, and design of residential projects and why?

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Do you have any other questions or ideas?